



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

FRIDAY - APRIL 23, 2021 - 12:00 PM
REAL ESTATE SELLS FIRST

Rare Opportunity! - 4 Acres Zoned Commercial **90 MINUTES TO CLEVELAND, PITTSBURGH, COLUMBUS**

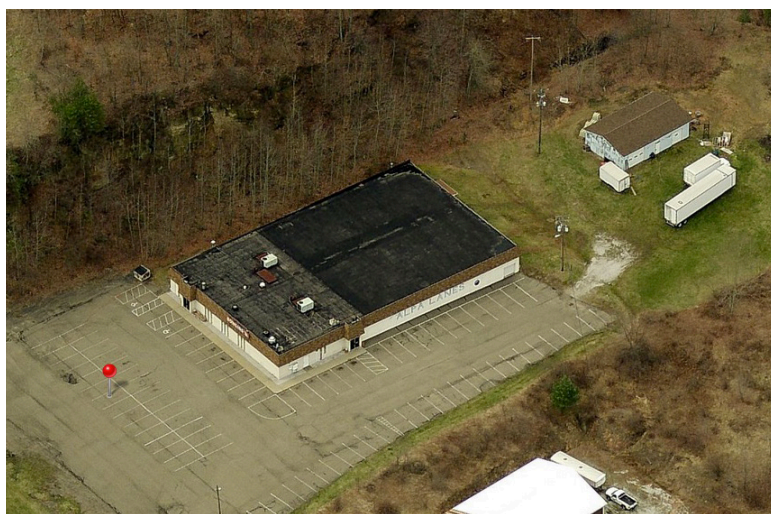
Public Utilities – 3-Ph. Elec. - US-36 Exposure
AKA Alpa Lanes - Owner Retiring
Complete Dispersal of Bowling Alley Including: Lanes - Pin Setters
Ball Returns - Pins - Balls - Shoes - Etc.
Uhrichsville - Tusc. County - Claymont LSD
Online & Onsite Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:

5213 SPANSON DR. SE, UHRICHVILLE, OH 44683

Directions: From Dover take US-250 9 miles east of Dover, OH to US-36 toward Newcomerstown,
the go 1 mile to Trenton Ave. exit and auction. Watch for KIKO signs.

PREVIEW/OPEN HOUSE: MONDAY - APRIL 19, 2021 - 4:30-6:00 PM



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com



REAL ESTATE: 4 acres with good elevation and convenient location. Located just off route US-36 adjacent to US-250 and OH-800. Multitude of uses. Large aggregate parking area. To be offered in 2 parcels.

PARCEL #1: 2.6 acres w/ a 96' x 158', 15,000 SF bowling alley commercial building. Great location right off the highway exit. Currently being ran as profitable bowling alley since 1973. Includes liquor license. Large, paved parking lot. Many possibilities & different uses. Public water, sewer & 3-phase electric. Parcel #41-02724-000 & #41-02880-002.

PARCEL #2: 1.5 acres w/ 30' x 48' garage. Many possibilities and different uses. Parcel #41-02724-000. 25 ft. easement to access garage.

NOTE: Parcels offered separate and together and will be sold the way it brings the most. Call auctioneer for questions on financing and using your current property to buy at auction.

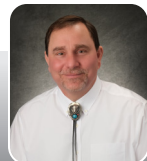
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

BOWLING EQUIPMENT: Approx. 14' Neon Bowling Sign - 16 Maple Bowling Lanes - Synthetic Coverings for Lanes and Approaches - Brunswick "A" Pinsetter machines - Frameworkx Scorer System - VeCtor Plus Control System - Brunswick Scoring Terminals - Phoenix-S Lane Oiling Machine - (16) Brunswick 4-chair tables - Brunswick Hi-top Tables - Bowling Ball Racks - Bowling Balls - Bowling Shoes - and More!

ALSO SELLING: 1974 Volkswagen Beetle convertible, runs and drives, garage kept - Flat-screen TVs - Proveyor Homan Pizza Oven - Delfield Industrial Refrigerator - Kenmore Upright Freezer - Manitowoc Ice Maker - Coolers - Signage - Lockers - and More!

ON-SITE CHATTEL TERMS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

ONLINE CHATTEL TERMS: Visa, MasterCard & Wire Transfer accepted. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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